

ADDRESS OF PROJECT: S15 N Washington, Alexandria, VA 22314
 TAX MAP AND PARCEL: 064.02-04-01 ZONING: OC

APPLICATION FOR: (Please check all that apply)

- ☒ CERTIFICATE OF APPROPRIATENESS
- ☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
 (Required if more than 25 square feet of a structure is to be demolished/impacted)
- ☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
 CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- ☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
 (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: J River S13/S15 N Washington Street LLC

Address: 1010 Wisconsin Ave NW, Suite 600

City: Washington State: DC Zip: 20007

Phone: (703) 409-4077 E-mail: matt@casriegler.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Project Manager

Name: Matt Kennerknecht

Phone: (703) 409-4077

E-mail: matt@casriegler.com

Legal Property Owner:

Name: J River S13/S15 N Washington Street LLC

Address: 1501 11th St NW

City: Washington State: DC Zip: 20001

Phone: (202) 506-5555 E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☒ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Replace existing (not original) insulated double-glazed windows on floors 1-3, north and west elevations, with new insulated double-glazed windows.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ ☐ Description of the reason for demolition/encapsulation.
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☐ FAR & Open Space calculation form.
 - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☐ Existing elevations must be scaled and include dimensions.
 - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
 - ☐ ☐ Square feet of existing signs to remain: _____.
 - ☐ ☐ Photograph of building showing existing conditions.
 - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature:  _____Printed Name: Matt KennerknechtDate: 07-10-15

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CASR S13/S15 N. Washington Suite 600, Washington, DC 20007	1010 Wisconsin Ave NW	80%
2. Holdings, LLC		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at S13-S15 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

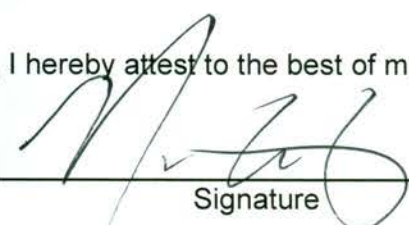
Name	Address	Percent of Ownership
1. J. River S13/S15 N. Washington Street, LLC	1010 Wisconsin Ave NW Suite 600, Washington, DC 20007	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CASR S13/S15 N. Washington Holdings, LLC	None	CC and PH
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

7-10-15 Matt Kemerkneat 
 Date Printed Name Signature

APPLICATION FOR BAR ADMINISTRATIVE APPROVAL

Administrative approvals by the Board of Architectural Review (BAR) Staff are only for historically appropriate repairs/replacement. Please note that upon reviewing an application for administrative approval, BAR Staff may determine that a full application must be made to be heard at a public hearing before the BAR and cannot be administratively approved.

ADDRESS OF PROJECT: 515 N. Washington St, Alexandria, VA 22314

TAX MAP AND PARCEL: 064.02-04-01 ZONING: OC

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: J River 513/515 N Washington Street LLC

Address: 1010 Wisconsin Ave NW, Suite 600

City: Washington State: DC Zip: 20007

Phone: (703) 409-4077 E-mail: matt@casriegler.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Project Manager

Name: Matt Kennerknecht

Phone: (703) 409-4077

E-mail: matt@casriegler.com

Legal Property Owner:

Name: J River 513/515 N Washington Street LLC

Address: 1501 11th St NW

City: Washington State: DC Zip: 20001

Phone: (202) 506-5595 E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations/repairs?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations/repairs?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

Replace existing windows (not original) on floors 1-3 SOUTH + EAST FACADES ONLY

* street-facing elevations require BAR approval at hearing (application pending)

SUBMITTAL REQUIREMENTS:

At a minimum, you will need to include two copies of the following:

- Photographs of the existing conditions
- Specifications for the proposed replacement/repair

Staff may request additional information as necessary to evaluate the application. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Please read and check that you have read and understand the following items:

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board or BAR Staff acting on behalf of the Board based on such information may be invalidated. The undersigned also hereby authorizes the City Staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Matt Kennerknecht

Date: 06/29/2015

APPLICATION MATERIALS
 BAR2015-00246
 513-515 N Washington
 St
 8/5/2015

City of Alexandria
 Board of Architectural Review Approval
 Address: 515 N Washington St
 BAR # 2015-0219
☒ Administrative Approval
☐ Certificate of Appropriateness
☐ Permit to Encapsulate/Demolish
 Staff: CKM Date: 7/20/15
 for Director of Planning & Zoning

JELD-WEN
 WINDOWS & DOORS

* Approved for double-glaze
 SDL windows ONLY on
 south & east elevation
 The two front elevations
 require approval by
 BAR at hearing (application
 pending)

QUOTE BY: Kip Houchen

SOLD TO: rs snead

QUOTE #: JKH00026

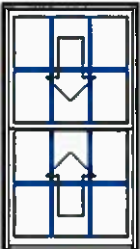
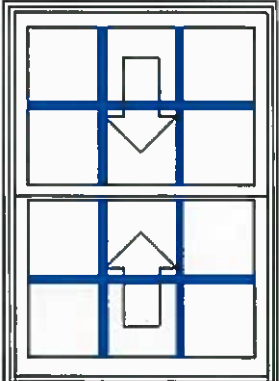
SHIP TO:

PROJECT NAME: 515 1st floor windows

REFERENCE:

PO#:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	1st floor Rough Opening: 37 1/4 X 68	Frame Size : 36 1/2 X 67 1/4 (Outside Casing Size: 39 1/8 X 69 7/16), Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brick Mould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Preserve Film, Argon Filled, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, Clear Opening: 32.9w, 29.9h, 6.8 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	\$693.59	28	\$19,420.52
					
	Viewed from Exterior. Scale: 1/4" = 1'				
Line-2	1st floor Rough Opening: 37 1/8 X 52 1/8	Frame Size : 36 3/8 X 51 3/8 (Outside Casing Size: 39 X 53 9/16), Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brick Mould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Preserve Film, Argon Filled, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, Clear Opening: 32.8w, 22h, 5 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	\$636.82	3	\$1,910.46
					
	Viewed from Exterior. Scale: 1/2" = 1'				

APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015



BOARD OF ARCHITECTURAL REVIEW

QUOTE BY: Kip Houchen

QUOTE #: JKHH00024

SOLD TO: rs snead

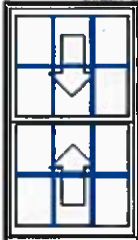
SHIP TO:

PROJECT NAME: 515 2nd floor

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	2nd floor				
	Rough Opening: 37 1/8 X 64 7/8	Frame Size : 36 3/8 X 64 1/8 (Outside Casing Size: 39 X 66 5/16), Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brick Mould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Preserve Film, Argon Filled, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, Clear Opening:32.8w, 28.3h, 6.4 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$693.59	35	\$24,275.65

Total: \$24,275.65
virginia(6%) \$1,456.54
NET TOTAL: \$25,732.19
Total Units: 35



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated Double-Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated
Double-Glazed
Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated
Double-Glazed
Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Existing Insulated Double-Glazed Window



Existing Insulated Double-Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Mock-Up: New Insulated Double- Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

Mock-Up: New Insulated Double-Glazed Window



APPLICATION MATERIALS
BAR2015-00246
513-515 N Washington St
8/5/2015

View from Corner of N Washington and Pendleton; All Windows Along North and West Elevations To Be Replaced

